

This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Beth Anthony Bonilla  
1070 Freedom Parkway  
Montevallo, AL 35115

20150727000253690  
07/27/2015 08:12:57 AM  
DEEDS 1/2

## GENERAL WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Forty-Three Thousand Nine Hundred And No/100 Dollars (\$143,900.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I/we, Steven Chad Beaty and Cynthia Beaty, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Beth Anthony Bonilla (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

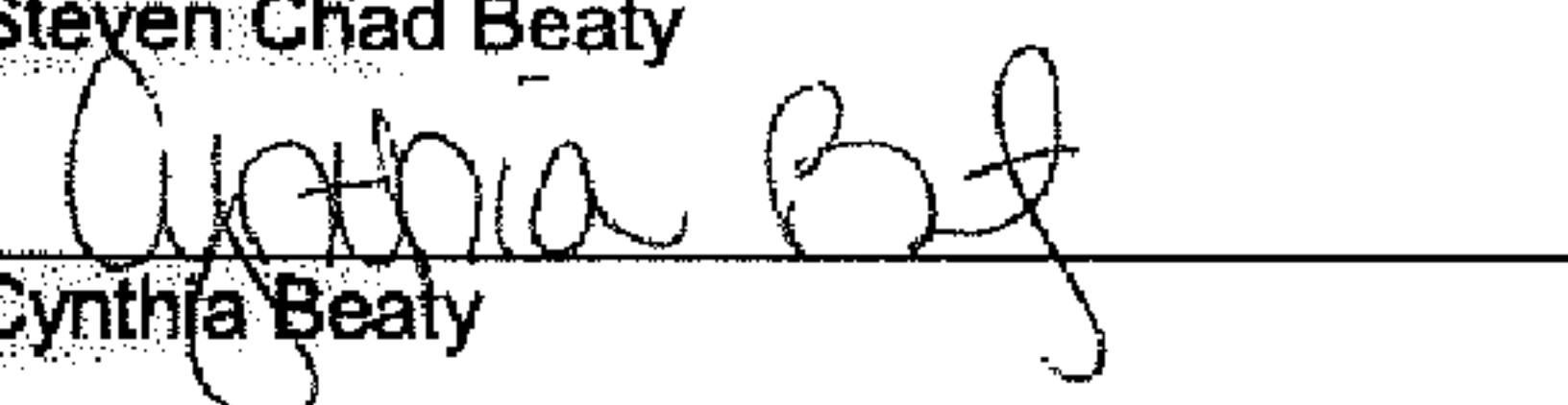
Lot 160, according to the map of Lexington Parc, Sector 1, as recorded in Map Book 38, Page 81, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Forty-Three Thousand Four Hundred Seventy And No/100 Dollars (\$43,470.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantees heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantees heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantees heirs and assigns forever, against the lawful claims of all persons.

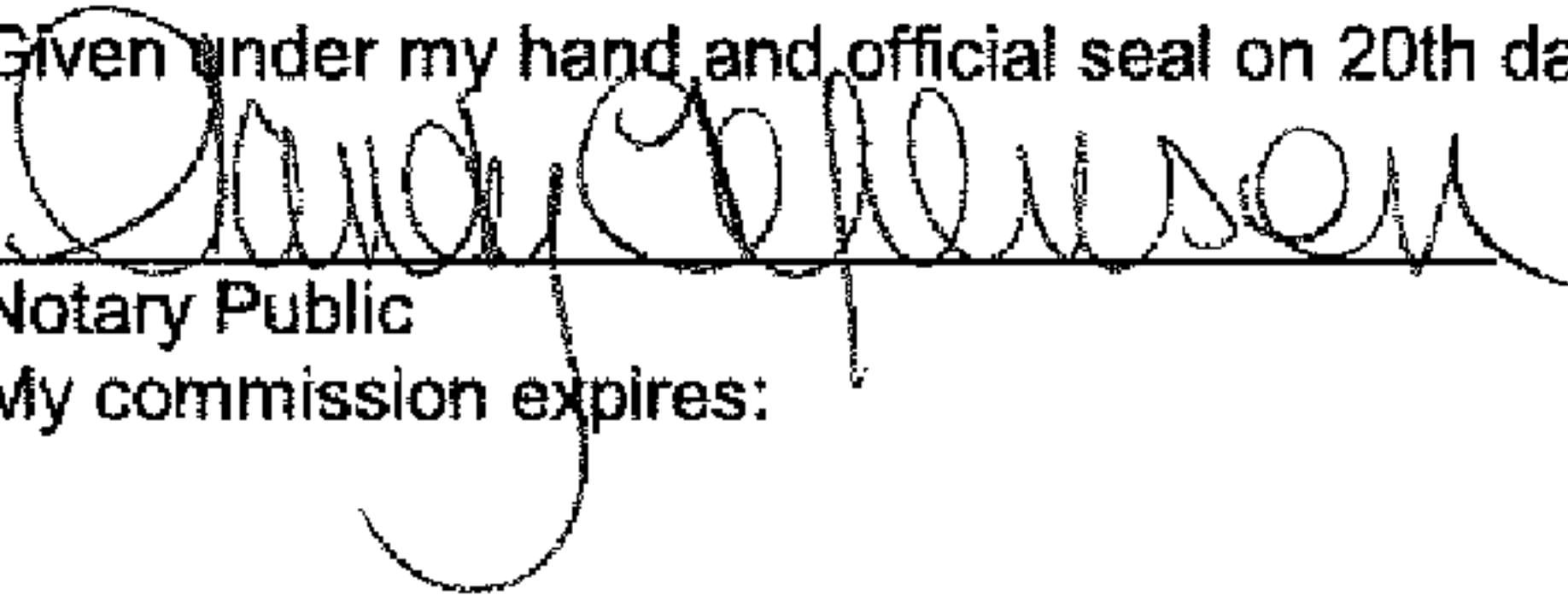
**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on July 20, 2015.

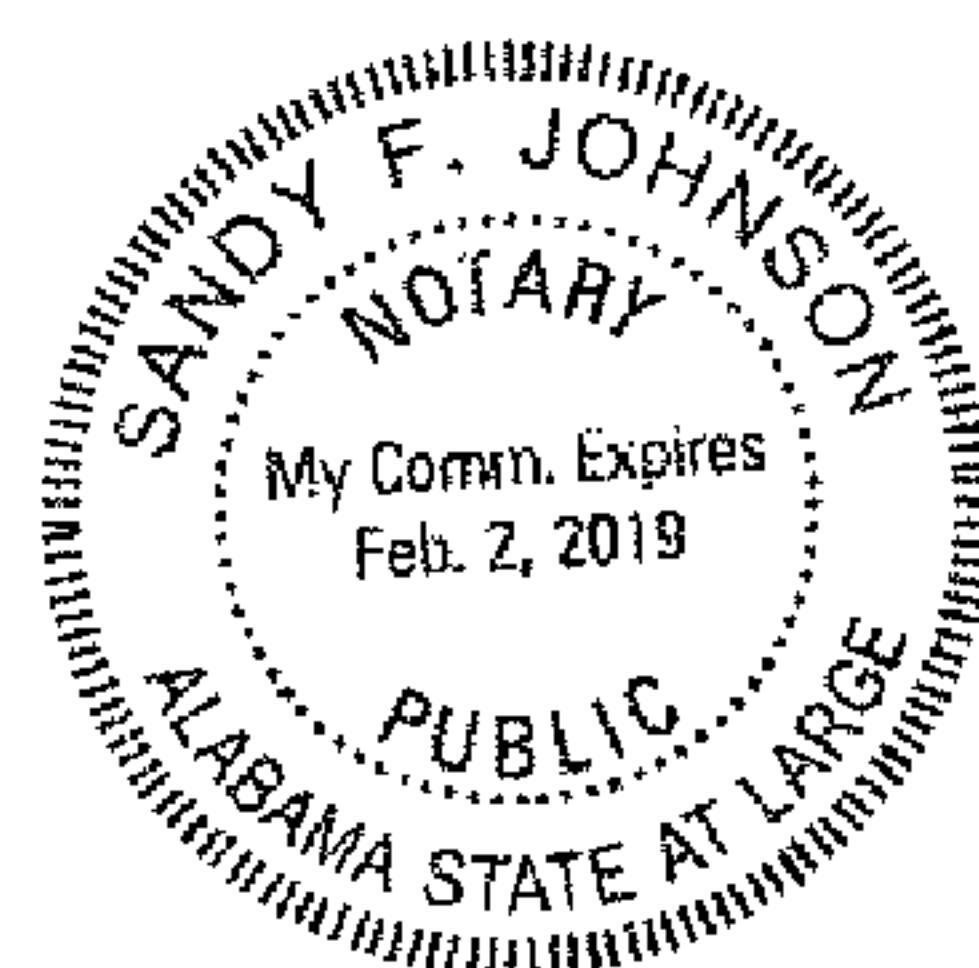
  
Steven Chad Beaty  
  
Cynthia Beaty

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven Chad Beaty and Cynthia Beaty, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 20th day of July, 2015.

  
Notary Public  
My commission expires:



Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

20150727000253690 07/27/2015 08:12:57 AM DEEDS 2/2

Grantor's Name Steven Chad Beaty      Grantee's Name Beth Anthony Bonilla

Mailing Address 1070 Freedom Parkway  
Montevallo, AL 35115      Mailing Address 255 Crestview Drive  
Montevallo, AL 35115

Property Address	1070 Freedom Parkway Montevallo, AL 35115	Date of Sale	July 20, 2015
		Total Purchase Price	\$144,900.00
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:  
(check one) (Recordation of documentary evidence is not required)

Bill of Sale       Appraisal  
 Sales Contract       Other:  
 Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above,  
the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - Steven Chad Beaty, 1070 Freedom Parkway, Montevallo, AL 35115.

Grantee's name and mailing address - Beth Anthony Bonilla, 255 Crestview Drive, Montevallo, AL 35115.

Property address - 1070 Freedom Parkway, Montevallo, AL 35115

Date of Sale - July 20, 2015.

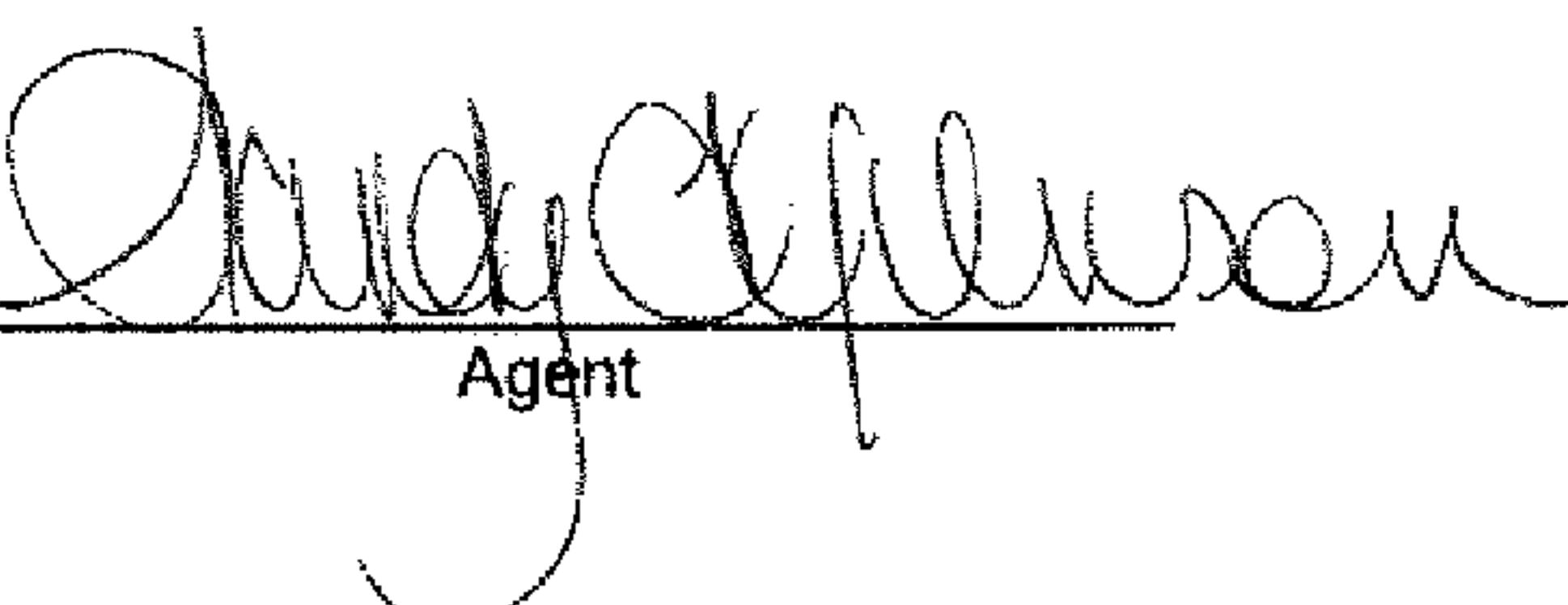
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being  
conveyed by the instrument offered for record.

Actual Value - if the property is not being sold, the true value of the property, both real and personal, being  
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed  
appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding  
current use valuation, of the property as determined by the local official charged with the responsibility of valuing  
property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama  
1975 & 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and  
accurate. I further understand that any false statements claimed on this form may result in the imposition of the  
penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: July 20, 2015

Sign   
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/27/2015 08:12:57 AM  
\$117.50 CHERRY  
20150727000253690

